

Columbia Plaza

SHOP SPACE FOR LEASE | 1856 COLUMBIA AVE. | RIVERSIDE, CA



FEATURES:

Prime Retail and Restaurant Space Available

- **Bldg A:** Fully Leased
- **Bldg B:** 1,029 Sq. Ft.
- **Bldg C:** Fully Leased
- **Bldg D:** 2,000 - 4,318 Sq. Ft.

Improved For Office/Medical/Dental Use



2023 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	9,860	89,212	208,928
Est. 2028 Population:	10,644	93,593	215,907
Daytime Population:	13,408	77,905	148,146
Avg. HH Income:	\$102,455	\$91,136	\$108,639

Source: Regis

Traffic Counts	Cars Per Day
215 Fwy @ Columbia Ave:	231,142
Columbia Ave:	38,487

Source: Regis



FOR MORE INFORMATION,
PLEASE CALL: 951-285-3000

MITCH ROSEN | Broker
mitch.rosen@crscompany.com
DRE #00620317



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PROJECT HIGHLIGHTS:

Parking ratio: 5 car per 1,000 sq. ft.

Ample parking for medical or dental use.

Idea Uses Include:

Restaurants, Salon/Barbering, Nail salon, Real Estate, Insurance, Mortgage, Escrow, Boutiques, Bakery, Coffee Shop, Flower/Gift Shop, Law offices, Therapy, Yoga, Fitness Studio, Lash Bar and Martial Arts are among a few uses this center would be an ideal location for.

RETAILERS IN THE AREA:



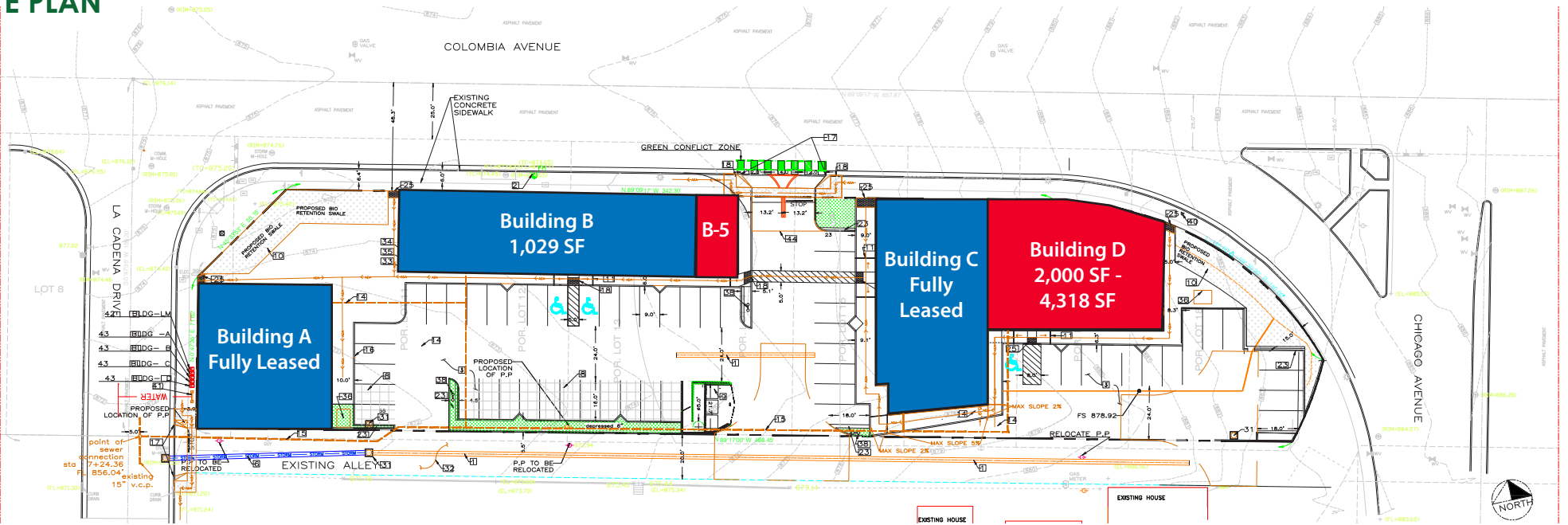
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SITE PLAN

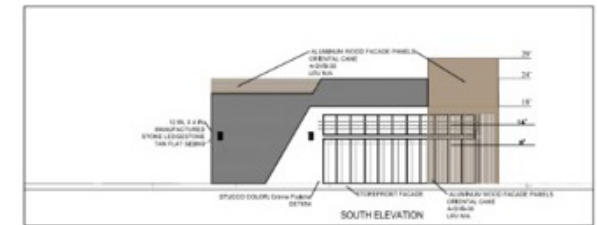
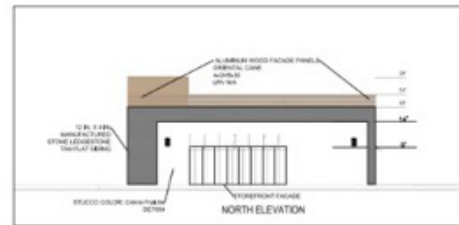
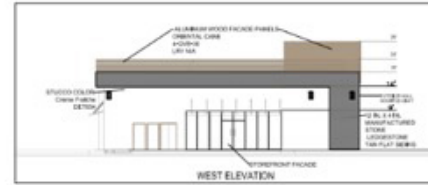
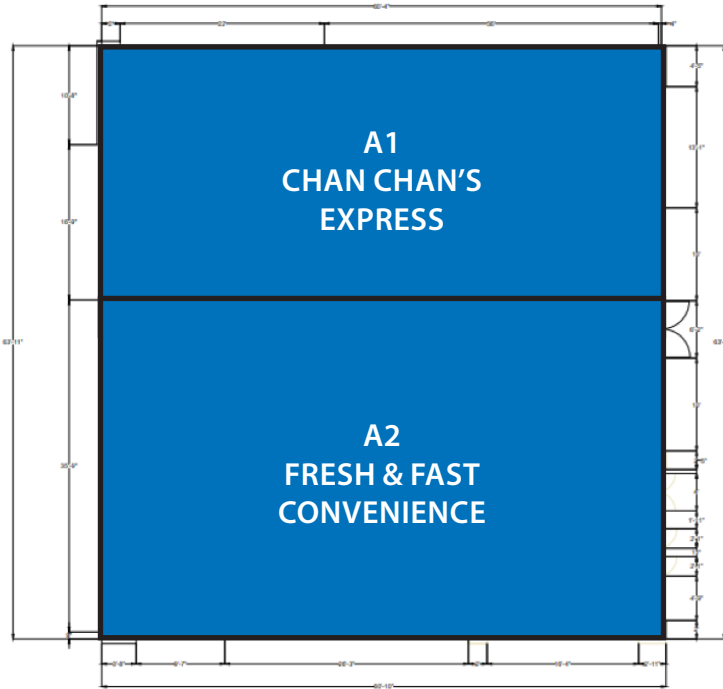


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**1856 COLUMBIA AVENUE
BLDG A: FULLY LEASED**



Suite #	Square Feet	Tenant
A-1	1,700	Chan Chan's Express
A-2	2,150	Fresh & Fast Convenience



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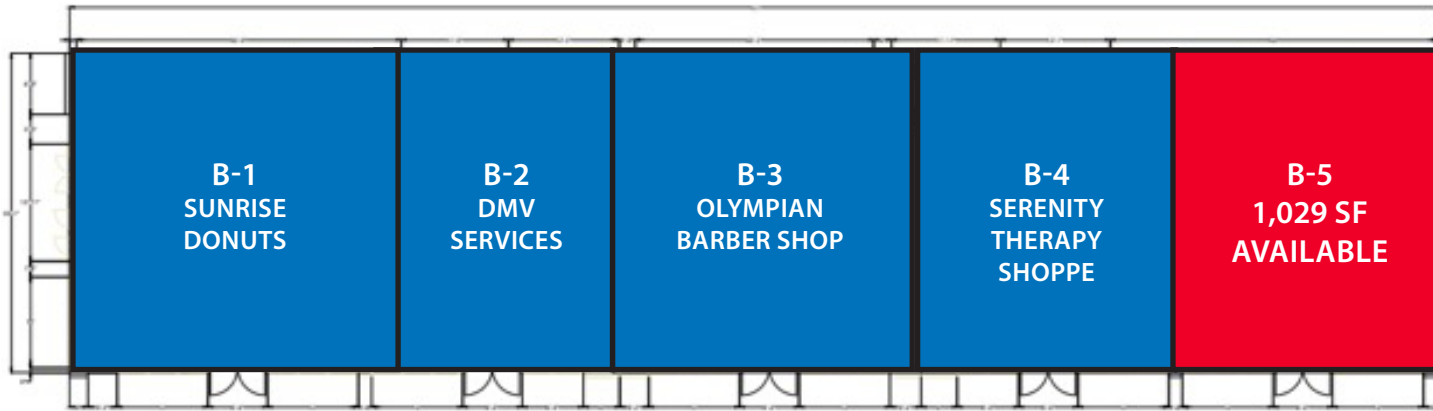
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BLDG B: 1,029 SF AVAILABLE



Suite #	Square Feet	Tenant
B-1	1,300	Sunrise Donuts
B-2	1,029	DMV Services
B-3	1,189	Olympian Barber Shop
B-4	1,124	Serenity Therapy Shoppe
B-5	1,029	Available



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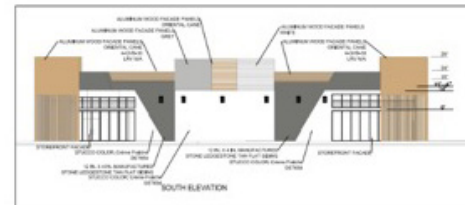
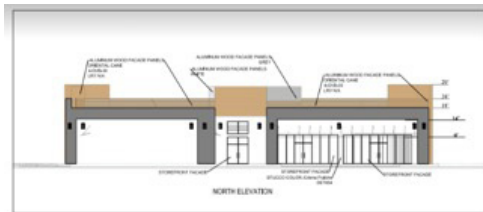
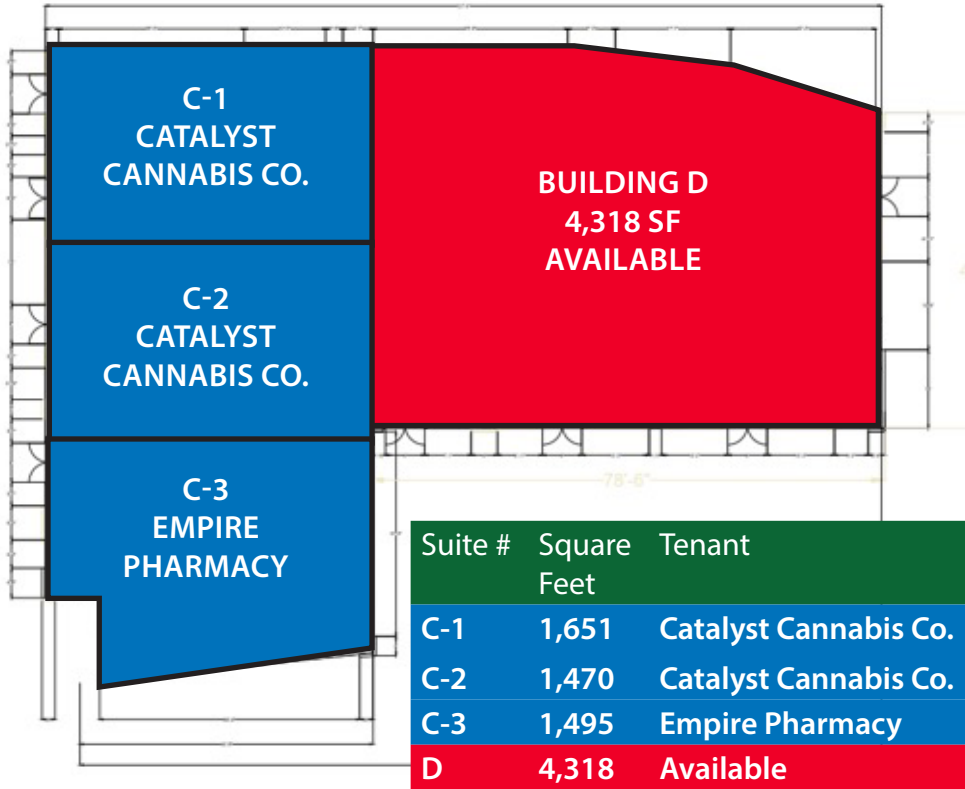
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BLDG C: FULLY LEASED

BLDG D: 4,318 SF



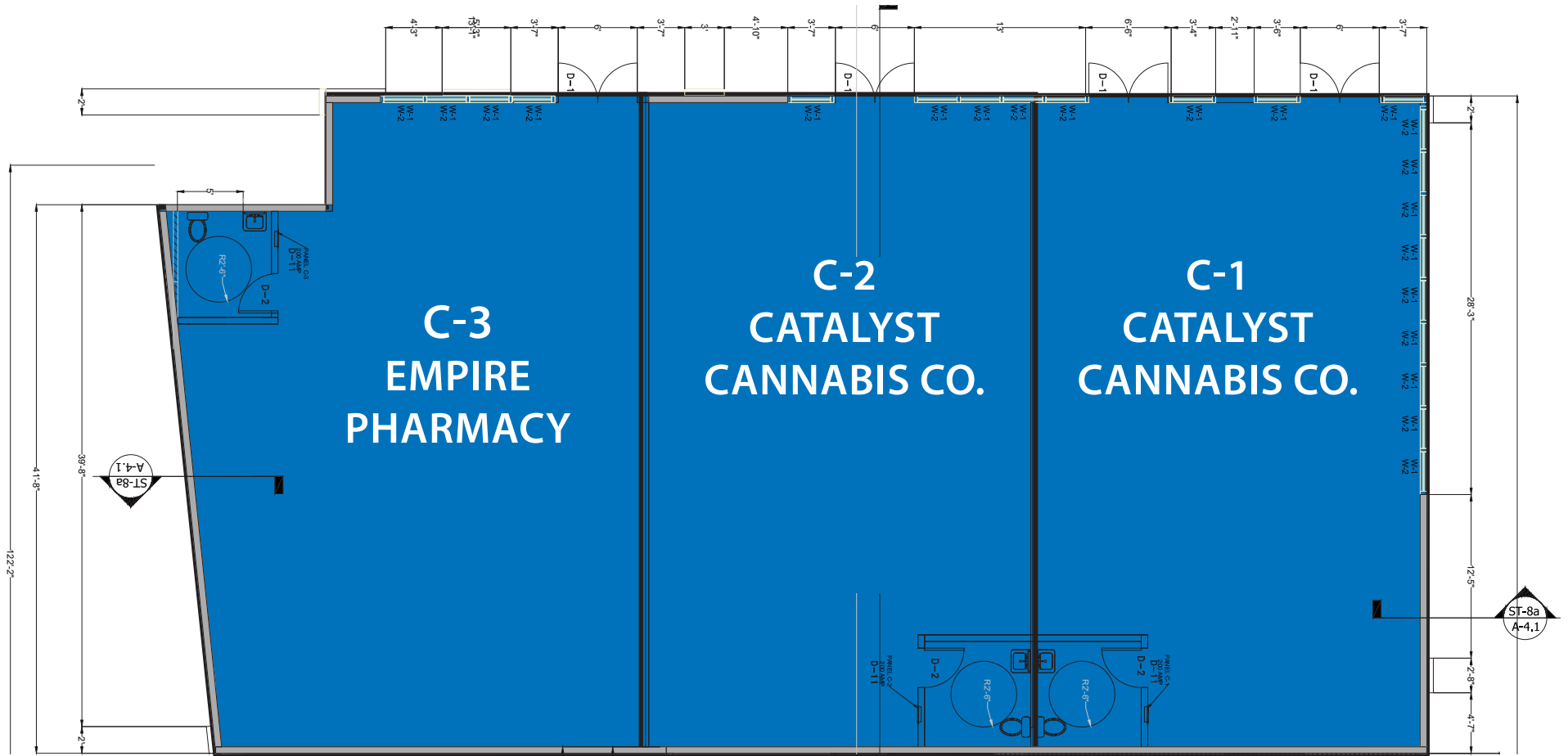
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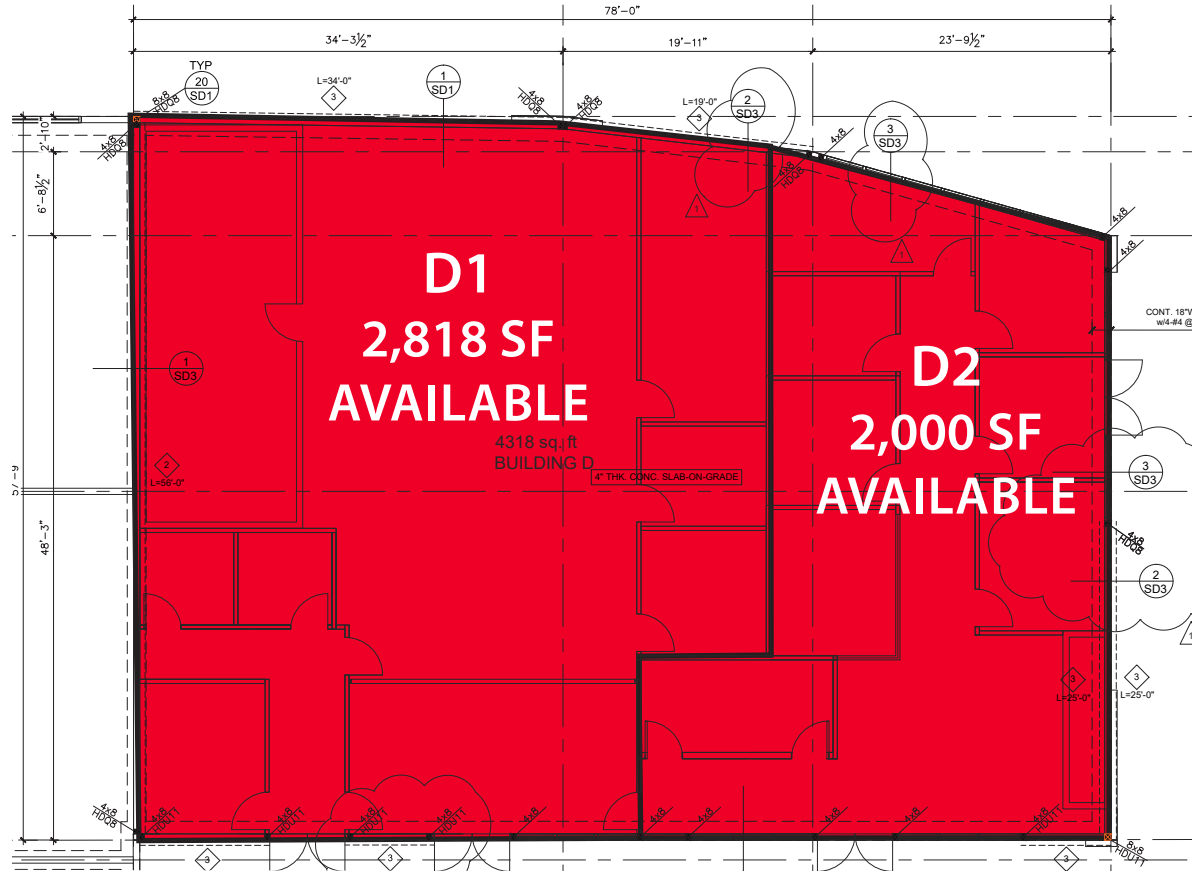
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1764 COLUMBIA AVENUE
BLDG D: 2,000 SF - 4,318 SF

IMPROVED FOR OFFICE/MEDICAL/DENTAL USE



Suite #	Square Feet	Tenant
D	4,318	Available
D1	2,818	Available
D2	2,000	Available



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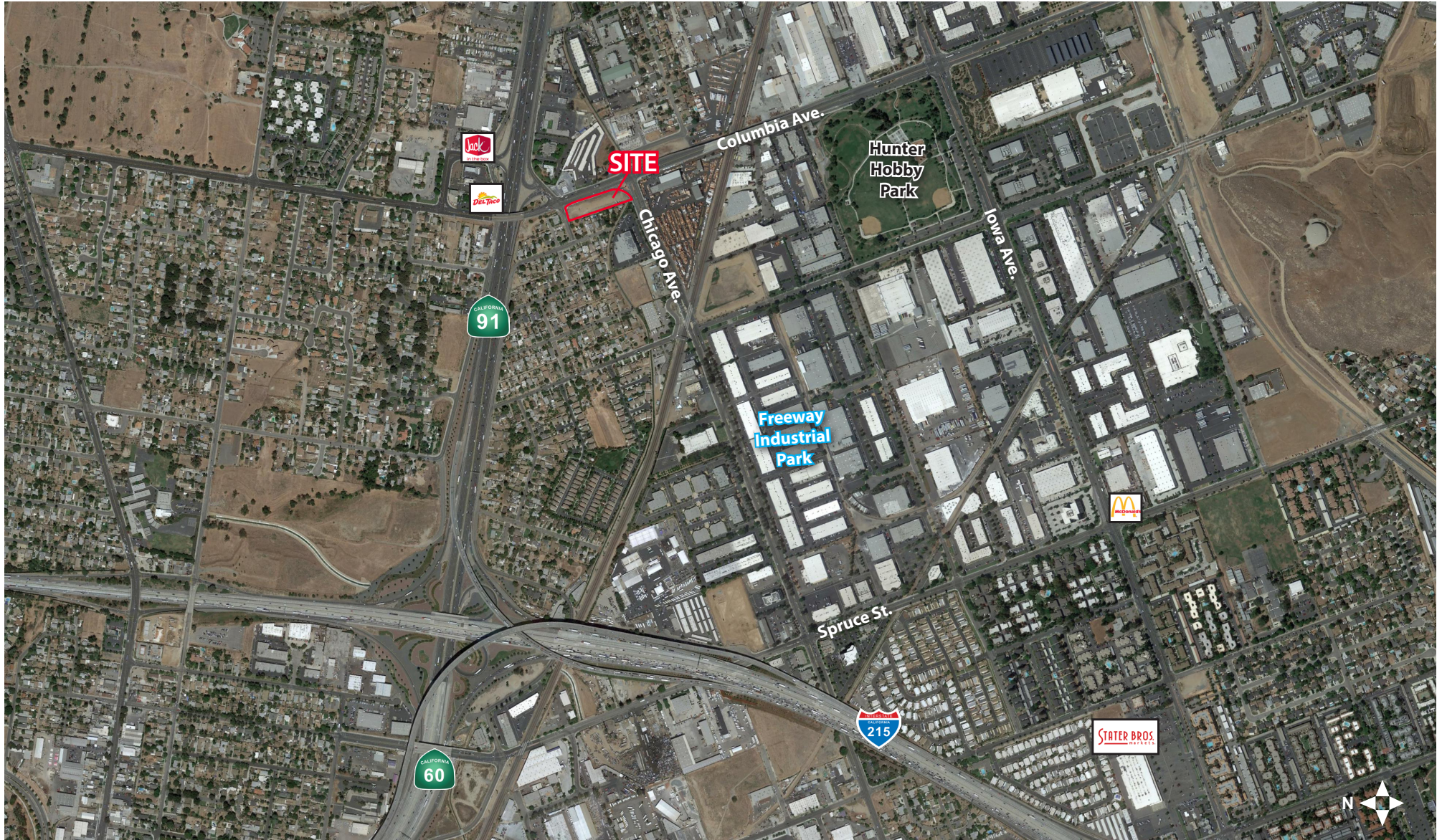
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NEARBY RETAILERS



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